

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Misty Perry Isaacson, CA SBN 193204 PAGTER AND PERRY ISAACSON 525 N. Cabrillo Park Drive, Suite 104 Santa Ana, California 92701 Tel: (714) 541-6072 Fax: (714) 541-6897 Email: misty@ppilawyers.com</p> <p><input type="checkbox"/> <i>Movant appearing without an attorney</i> <input checked="" type="checkbox"/> <i>Attorney for Movant</i></p>	<p>FOR COURT USE ONLY</p> <div data-bbox="1049 264 1432 533" style="border: 1px solid black; padding: 10px; text-align: center;"><p>FILED & ENTERED</p><p>DEC 04 2019</p><p>CLERK U.S. BANKRUPTCY COURT Central District of California BY <i>handy</i> DEPUTY CLERK</p></div>
<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA -<u>NORTHERN</u> DIVISION</p>	
<p>In re:</p> <p>MARIA SOCORRO GALLEGOS,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 9:19-bk-10735-MB CHAPTER: 7</p>
	<p>ORDER GRANTING MOTION FOR RELIEF FROM THE AUTOMATIC STAY UNDER 11 U.S.C. § 362 (Action in Nonbankruptcy Forum)</p>
	<p>DATE: 12/04/2019 TIME: 10:30 A.M. COURTROOM: 201 PLACE: 1415 State Street Santa Barbara, CA 93101</p>
<p>MOVANT: ALDEA DEL MAR HOMEOWNERS ASSOCIATION</p>	

1. The Motion was: ☐ Opposed ☒ Unopposed ☐ Settled by stipulation

2. The Motion affects the following Nonbankruptcy Action:

Name of Nonbankruptcy Action: Aldea Del Mar Homeowners Association v. Armando Gallegos and Maris S. Gallegos

Docket number: Case No. 56-2009-0038271-CL-CO

Nonbankruptcy court or agency where the Nonbankruptcy Action is pending: Superior Court of the State of California
in and for the County of Ventura (Ventura Division)

3. The Motion is granted under 11 U.S.C. § 362(d)(1).
4. As to Movant, its successors, transferees and assigns, the stay of 11 U.S.C. § 362(a) is:
 - a. ☐ Terminated as to the Debtor and the Debtor's bankruptcy estate.
 - b. ☐ Modified or conditioned as set forth in Exhibit _____ to the Motion.
 - c. ☒ Annulled retroactively to the bankruptcy petition date. Any postpetition acts taken by Movant to enforce its remedies regarding the nonbankruptcy action do not constitute a violation of the stay.
5. **Limitations on Enforcement of Judgment:** Movant may proceed in the nonbankruptcy forum to final judgment (including any appeals) in accordance with applicable nonbankruptcy law. Movant is permitted to enforce its final judgment only by (*specify all that apply*):
 - a. ☐ Collecting upon any available insurance in accordance with applicable nonbankruptcy law.
 - b. ☐ Proceeding against the Debtor as to property or earnings that are not property of this bankruptcy estate.
6. This order is binding and effective despite any conversion of this bankruptcy case to a case under any other chapter of the Bankruptcy Code.
7. ☒ The co-debtor stay of 11 U.S.C. § 1201(a) or § 1301(a) is terminated, modified or annulled as to the co-debtor, on the same terms and conditions as to the Debtor.
8. ☒ The 14-day stay prescribed by FRBP 4001(a)(3) is waived.
9. ☐ This order is binding and effective in any bankruptcy case commenced by or against the Debtor for a period of 180 days, so that no further automatic stay shall arise in that case as to the nonbankruptcy action.
10. ☐ This order is binding and effective in any future bankruptcy case, no matter who the debtor may be, without further notice.
11. ☒ Other (*specify*): The Movant may proceed under applicable nonbankruptcy law to validate the renewal of its Judgment and Judgment Lien against the Co-Debtor.

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Date: December 4, 2019



Martin R Barash
United States Bankruptcy Judge